



Planning Board

100 PECK STREET
SEEKONK, MASSACHUSETTS 02771
1 -508-336-2960

To: The Planning Board
From: John P. Hansen Jr., AICP, Town Planner
Date: September 17, 2010

PRELIMINARY PLAN REVIEW

Tall Pines – Plat 7, Lot(s) 37 & 40 (Brook & Newman Sts.)

Summary: The applicant has submitted an Application for Approval of Preliminary Plan for a Conservation Subdivision.

Findings of Fact:

Existing Conditions

- Lot 3 is 18.15 acres and is in an R-2 Zoning District.

Proposal:

- Create 14 new house lots, all >20K sq. ft., on a ±900ø public road ending in a cul-de-sac.
- Individual septic systems and wells will service the lots. Underground water tanks are proposed for fire protection.
- Open space areas will equal 50%, which is greater than the 40% minimum required. 24.9% of the land will be left in natural state (25% maximum). Sufficient uplands have been provided within the open space (5.85 ac).

Waivers:

- Sidewalks on one side and length of dead-end street

Recommendations:

Staff would recommend approval of this application subject department head comments and the following:

1. At least one catch basin within the cul-de-sac shall be added, as per section 8.4.8 of the Subdivision Rules and Regulations or use Low Impact Development techniques such as grassed swales and/or bioretention area within island.
2. Maximum groundwater elevations shall be shown with the lowest floor elevations (lfe). Under section 4.4.2, the lfe of the proposed buildings shall be at least two (2) feet above the maximum groundwater elevation.
3. Deed restrictions shall be submitted indicating limits of disturbed areas on each lot.
4. Fire protection method shall be determined by the Planning Board, with the Fire Chief's recommendation, as per section 8.3.